





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-9129

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: FAUSTINO CRUZ

Address: 1311 SAN VICENTE ST.  
WESLACO TX 78596

Phone: 532-8911

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 108762-007  
 Temporary Pole     Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

WEST TRACT FARM TRACT 284 AC 2.12

*[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]*

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-9829

### AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

FAUSTINO CRUZ

Known to me [or proved to me in the oath of DL# 15992095 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

WEST TRACT FARM TRACT 284 AC 2.12."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above ~~has~~ been sold or conveyed to me."

AND [strike through the statement below that does not apply]

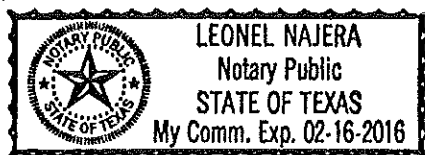
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

(Signature)

SUBSCRIBED AND SWORN TO before me on July 15, 2013, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-9129  
Jun. 27, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

W3800-00-284-0000-15

[ 1 ] OWNER: CRUZ, FAUSTINO & ELENA

1311 SAN VICENTE  
WESLACO, TX. 78596

Telephone No. 532-8911

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WEST TRACT S144.25'-N288.5'-W6  
41.25' FT 284 A/K/A TR 15 2.12  
AC FX.1.6.05 MV-M/H

LOCATION: 0 MILE 6 W. & MILE 12 1/2 N

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$200,000

[ 5 ] SIZE OF STRUCTURE: 9,152 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.ZONE-X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS  
FRONT 50' SID'ES 6' REAR 15' FINISH FLOOR OF ELEV.  
18" NATURAL GROUND.

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO ALSO Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

Community No. W3800

Certification of Elevation  
Required: \_\_\_\_\_ YES  NO \_\_\_\_\_ BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Flou Castillo 6-27-12  
Prepared by Date

Gilbert Medina 6-20-12  
Approved by Date

[Signature] 06/27/12  
Signature of Owner or Applicant Date

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

Date: JANUARY 1, 2010

Grantor: MARCO ANTONIO GARCIA

Grantor's Mailing Address: C MAR DE JAVA 65  
FRACC HACIENDA LAS BRISAS  
RIO BRAVO, TAMPS, MEXICO

Grantee: ELENA CRUZ and husband, FAUSTINO CRUZ

Grantee's Mailing Address: 1311 SAN VICENTE NORTE  
WESLACO, TEXAS 78596  
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A 2.12 acre tract out of a 40.00 acre tract of land of Farm Tract 284, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as recorded in Volume 2, Pages 34-36, Map Records, Hidalgo County, Texas, said 2.12 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the center line of a 50.00 foot access road for the Northeast corner of this tract, said point bears North 144.25 feet and East 678.75 feet to the Northeast corner of Farm Tract 284, West Tract Subdivision;

THENCE, South 144.25 feet along a 50.00 foot access road center line to a point for the Southeast corner of this tract;

THENCE, West, first passing a 1/2" iron rod set at 25.00 feet on the West line of a 50.00 foot access road, a total distance of 641.25 feet to a 1/2" iron rod set on the West line of Farm Tract 284 for the Southwest corner of this tract;

THENCE, North 144.25 feet to a 1/2" iron rod set for the Northwest corner of this tract;

THENCE, East, first passing a 1/2" iron rod set at 616.25 feet on the West line of a 50.00 foot access road, a total distance of 641.25 feet to the ORIGINAL POINT OF BEGINNING, and containing 2.12 acre tract of land of which 0.08 acre lies within a road r.o.w.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

- b. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Pages 34-36, Map Records of Hidalgo County, Texas.
- d. Oil, Gas and Mineral Lease dated February 23, 1979, executed by Marcella K. Frost to Kelly Bell, recorded in Volume 380, Page 653, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- e. Oil, Gas and Mineral Lease dated June 5, 1979, executed by Southwest Farm & Ranch, Inc. to Kelly Bell, recorded in Volume 382, Page 853, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- f. Lease Option Agreement and Seismic Permit dated January 16, 2001, executed by Kimberlee Brannan to Coastal Oil & Gas Corporation, filed under Clerk's File No. 973215, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- g. Lease Option Agreement and Seismic Permit dated April 2, 2001, executed by Marco Antonio Garcia to Coastal Oil & Gas Corporation, filed under Clerk's File No. 981576, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- h. Oil, Gas and Mineral Lease dated May 3, 2001, executed by Kimberlee Brannan to El Paso Production Oil & Gas USA, L.P., filed under Clerk's File No. 989838, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- i. Oil, Gas and Mineral Lease dated February 15, 2005, executed by Ann Shafer Jeffrey to Dewbre Petroleum Corporation, filed under Clerk's File No. 1448374, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. Mineral reservations and/or conveyances as set forth in instrument dated October 28, 1955, executed by John E. Frost and wife, Marcella K. Frost to Carl Roettele, Trustee, recorded in Volume 845, Page 185, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- k. Mineral reservations and/or conveyances as set forth in instrument dated November 1, 1955, executed by Carl Roettele, Trustee to John E. Frost, recorded in Volume 845, Page 188, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- l. Zoning and building ordinances in favor of the County of Hidalgo.
- m. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- o. THE LACK OF ACCESS TO AND FROM THE LAND.
- q. Rights of the Public in and to any portion of subject property lying within a public road.
- r. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Marco A. Garcia  
MARCO ANTONIO GARCIA

SEE EXHIBIT "A" FOR ACKNOWLEDGMENT INFORMATION

MEXICO

STATE OF xxxxxxx

CITY OF xxxxxxx

CONSULATE OF THE UNITED STATES OF AMERICA

Before me, xx, of the United States of America at city of xxxxxxx, Country of Mexico, duly commissioned and qualified and a resident of City of xxxxxxx, Country of Mexico on this day personally appeared xxxxxxxxxxxxxxxxxxxx, known to me/proved to me on the oath of xxxxxxxxxxxxxxxx proved to me through xxxxxxxxxxxx to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this xxxxx day of xxxxxxxxxx, xxx

xxxxxxxxxxxxxxxxxxxxxxxx  
PRINTED NAME

RANK: xxxxxxxxxxxxxxxx

TITLE: xxxxxxxxxxxx

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, F-3  
McALLEN, TEXAS 78504  
GF# 092418293

AFTER RECORDING, RETURN TO:

ELENA CRUZ  
FAUSTINO CRUZ  
1311 SAN VICENTE NORTE  
WESLACO, TEXAS 78596

**EXHIBIT "A"**  
**GENERAL WARRANTY DEED**

Date: JANUARY 1, 2010

Grantor: MARCO ANTONIO GARCIA

Grantee: ELENA CRUZ and husband, FAUSTINO CRUZ

Property: A 2.12 acre tract out of a 40.00 acre tract of land of Farm Tract 284, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as recorded in Volume 2, Pages 34-36, Map Records, Hidalgo County, Texas, said 2.12 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the center line of a 50.00 foot access road for the Northeast corner of this tract, said point bears North 144.25 feet and East 678.75 feet to the Northeast corner of Farm Tract 284, West Tract Subdivision;

THENCE, South 144.25 feet along a 50.00 foot access road center line to a point for the Southeast corner of this tract;

THENCE, West, first passing a 1/2" iron rod set at 25.00 feet on the West line of a 50.00 foot access road, a total distance of 641.25 feet to a 1/2" iron rod set on the West line of Farm Tract 284 for the Southwest corner of this tract;

THENCE, North 144.25 feet to a 1/2" iron rod set for the Northwest corner of this tract;

THENCE, East, first passing a 1/2" iron rod set at 616.25 feet on the West line of a 50.00 foot access road, a total distance of 641.25 feet to the ORIGINAL POINT OF BEGINNING, and containing 2.12 acre tract of land of which 0.08 acre lies within a road r.o.w.

The herein described General Warranty Deed was prepared by Slusher & Associates, PLLC between Marco Antonio Garcia, Grantor and Elena Cruz and husband, Faustino Cruz, Grantee dated January 1, 2010 transferring the property described herein.

The General Warranty Deed was executed in the U.S. Consulate General Matamoro, City of Matamoros in the State of Tamaulipas, United Mexican States. The certificate acknowledging Grantors signature describes seventeen (17) documents which consisted of a complete closing package including documents that did not need to be recorded with the Official Records of Hidalgo County. The only documents that need be recorded are the General Warranty Deed consisting of a total of five (5) pages, including this Exhibit.



INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE

VENUE

United Mexican States )  
 (Country) )  
State of Tamaulipas )  
 (State, province, etc.) )  
City of Matamoros )  
 (City) )  
U.S. Consulate General )  
Matamoro )  
 (Name of consular post) )

"This document consists of  
 (5) Five ~~(17) SEVEN~~ pages, each  
 initialed by the  
 affiant/acknowledger."  
 ss.

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

Marco Antonio Garcia

(Typed Name of Individual)

*Jimmi Sommer*

(Signature of Consular Officer)

Jimmi Nicole Sommer

(Typed Name of Consular Officer)

Vice Consul

(Title of Consular Officer)

01-15-10

(Date (mm-dd-yyyy))



2252  
Prepared by the State Bar of Texas for use by lawyers only.  
Revised 10-85.  
© 1985 by the State Bar of Texas

**WARRANTY DEED**  
(Long Form)

562646

Date: November 11, 1996

Grantor: Mel C. Gray

Grantor's Mailing Address (including county): P.O. Box 3858  
South Padre Island, Texas 78597  
Cameron County

Grantee: Marco Antonio Garcia

Grantee's Mailing Address (including county): P.O. Box 1363  
Weslaco, Texas 78596  
Hidalgo County

Consideration: Ten dollars (\$10.00 and other good and valuable consideration).

Property (including any improvements): See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

Any and all conditions, rules, easements, restrictions, mineral reservations and other conditions of record in the office of deeds and records of Hidalgo County, Texas, if any, affecting the above described property.

Visible and apparent assessments on or across the property herein described in which a survey was and or physical inspection would disclose.

Taxes for the year 1991 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.



NSPE / TSPE / TSA

METES AND BOUNDS

TRACT 15

Field notes for a 2.12 Acre Tract out of a 40.00 Acre Tract of land of Farm Tract 284, West Tract Subdivision, as recorded in Volume 2, Page 35 of the Plat Records in Hidalgo County, Texas, said 2.12 Acre Tract being more particularly described by metes and bounds as follows:

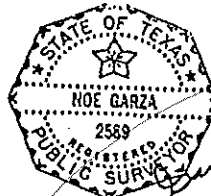
Beginning at a point on the center line of a 50.00 foot Access Road for the Northeast corner of this Tract, said point bears North 144.25 feet and East 678.75 feet to the Northeast corner of Farm Tract 284, West Tract Subdivision;

Thence, South, 144.25 feet along a 50.00 foot Access Road center line to a point for the Southeast corner of this Tract;

Thence, West, first passing a 1/2" iron rod set at 25.00 feet on the West line of a 50.00 foot Access Road, a total distance of 641.25 feet to a 1/2" iron rod set on the West line of Farm Tract 284 for the Southwest corner of this Tract;

Thence, North, 144.25 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, first passing a 1/2" iron rod set at 616.25 feet on the West line of a 50.00 foot Access Road, a total distance of 641.25 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 2.12 Acre Tract of land of which 0.08 Acre lies within a Road R.O.W.



*Noe Garza, P.E.  
3-3-86*

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Nov 14, 1996 at 01:45P

As a  
Recording

Document Number: 562646  
Total Fees : 13.00

Receipt Number - 62102  
By:  
Jennifer Castillo

*Mel C. Gray*

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF *Campan*

This instrument was acknowledged before me on the *14th* day of *Nov*, 19 *96*  
by *MEL C. GRAY*



*[Signature]*  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF: